



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Indoor Sports and Activity Complex project review and request for direction

MEETING DATE: April 3, 2002

PREPARED BY: Parks and Recreation Director

RECOMMENDED ACTION: That the City Council review progress to date on the Indoor Sports and Activity Complex project and provide direction regarding specific design element components.

BACKGROUND INFORMATION: On February 6, 2002, the City Council approved a professional consulting services contract with ELS Architecture and Urban Design (ELS) and allocated \$681,135 for the design of an Indoor Sports and Activity Complex. As a reminder to Council, a project estimate of \$7,500,000 was discussed at shirtsleeve sessions last year during consideration of COP financing. Actual costs of the project will depend upon its actual design. Also, staff has attempted to estimate annual operations and maintenance costs but this will also vary depending upon actual design. ELS can conduct a detailed economic analysis upon request and for an additional fee. For our project to date, ELS has provided rough estimates of annual operating subsidies based upon their experiences with other similar facilities.

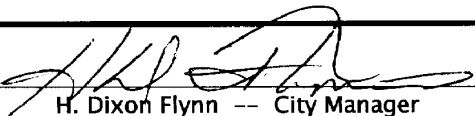
The basic services included in the contract include a scope of services/work plan to be performed in phases. The City must approve proceeding with each phase and may elect to terminate services at the end of each phase. The phases are as follows:

- Planning Phase
- Schematic Design Phase
- Design Development Phase
- Construction Documents Phase
- Bid and Permit Phase
- Construction Phase
- Post Construction Phase

The City established an ambitious timeline for the construction documents phase and has established a goal for construction documents to be at 90% completion by November 1, 2002.

The consulting firm (ELS) has been working for several weeks now and clear direction regarding the elements for the project are needed. Specifically, the schematic design phase will require detailed components identified and clear direction for a preferred site plan.

APPROVED: \_\_\_\_\_

  
H. Dixon Flynn -- City Manager

03/28/02



## CITY OF LODI

## COUNCIL COMMUNICATION

To date a variety of actions have occurred with regards to the project. Per the contract, ELS has been working with a steering committee on the project. This group has included representatives of several City departments (Parks & Recreation; Public Works; Community Development; the City Manager's Office), representatives of the Lodi Sports Foundation, representatives of the Boosters of Boys and Girls Sports - BOBS, and a representative from the Parks and Recreation Commission. Field trips have been taken and items of consideration have included site location and a wide range of program issues and design ideas. On March 7, 2002, a public workshop was held at the Carnegie Forum to encourage input and ideas for the project.

One of the primary issues of discussion has been the question of what the purpose of the facility should be for the community. Gymnasium spaces have been a priority focus along with the need for cost recovery ability. The preferred site plan selected will have an impact upon initial costs to construct and cost recovery potential annually.

Our process has seen strong support among the advocates for gymnasium space and multi use rooms for programs and rentals to be included in the design. With these factors in mind our process has focused upon two plans which both occupy just over 30,000 square feet. I have attached information which ELS has prepared which provides some of the estimated costs for two plans. I would like to remind all that these are only estimates and will change depending upon the various design decisions which are made.

We intend to have ELS in attendance at both the April 2, 2002, Parks and Recreation Commission meeting and the April 3, 2002, City Council meeting to present the project status and answer questions. If the Council is able to provide clear direction regarding which concept it prefers, it will allow schematic work to move forward with one preferred site plan rather than two.

FUNDING: None

A handwritten signature in cursive script that reads "Roger Baltz".

Roger Baltz  
Parks and Recreation Director

RB:tl

cc: City Attorney

APPROVED: \_\_\_\_\_

H. Dixon Flynn -- City Manager

03/26/02

From ELS  
3-21-02

## Program and Budget Analysis

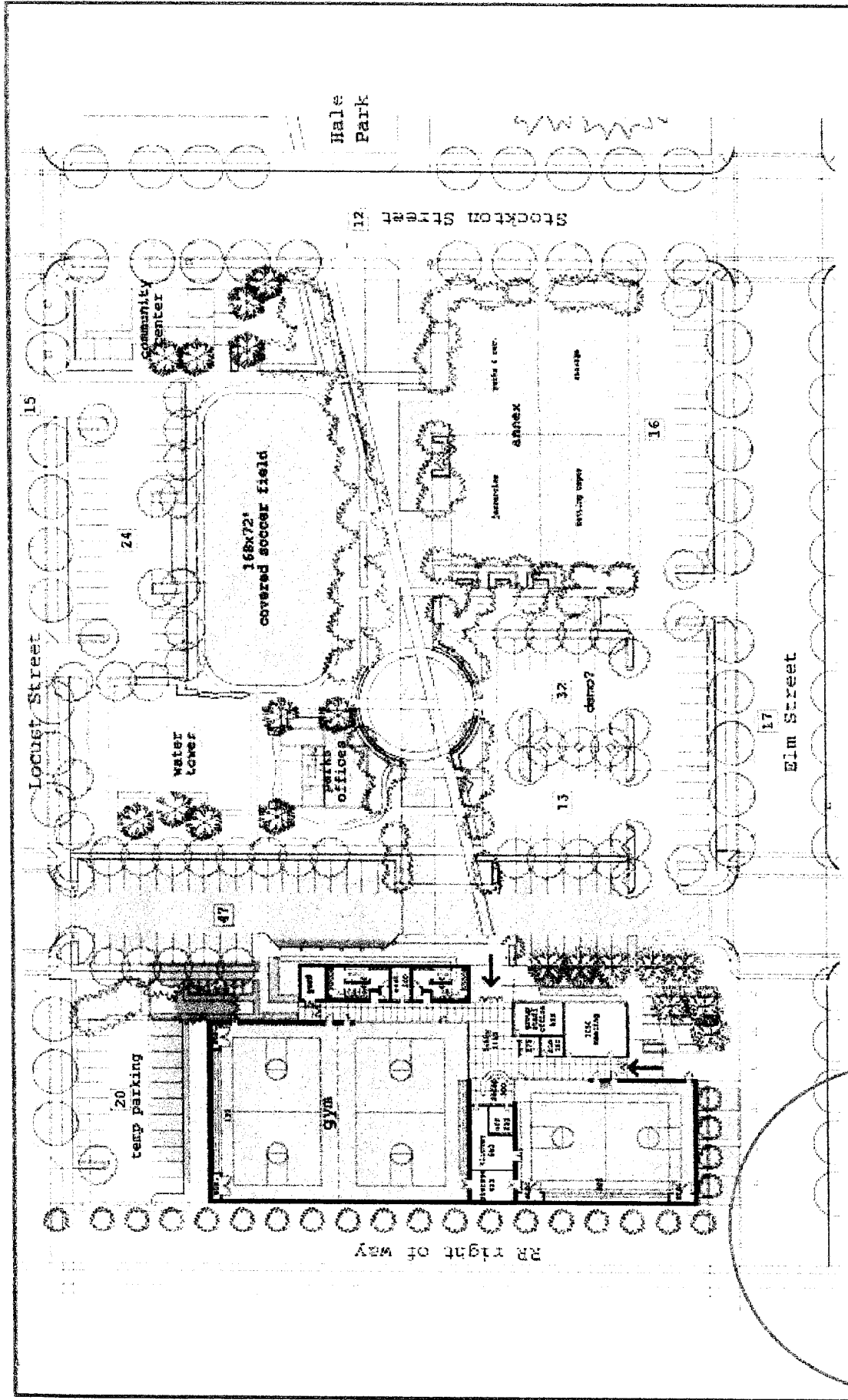
Program Areas	Area (sf)	Basic Program		Enhanced Program		Parking Demand
<b>Indoor Sports Building</b>						
1. Support Spaces	5,250	5,250		5,250		5
Additional Support	1,500			1,500		1
2. Gyms						20 to 30
Large Gym: 2 x 50' x 84'	13,400	13,400		13,400		
Small Gym 1 x 50' x 84'	6,700	6,700		6,700		
3. Small Activity Rooms						
Meeting Room for 30	1,000	1,000		1,000		10 to 13
Fitness Room	2,000			2,000		9 to 14
Aerobics Studio	2,000			2,000		9 to 14
Babysit Room	1,000			1,000		1
Meeting Room for 60	2,000			2,000		20 to 27
4. Food						0
Catering Kitchen	800	800		800		
Vending Area	200	200				
Café	800			800		
<b>Total Net Area</b>		27,350		35,650		
Gross Area (x 1.15)		31,453		40,998		
Cost \$/sq.ft.		\$175	\$190	\$175	\$190	
Total Cost (\$1,000's)		\$5,504	\$5,976	\$7,175	\$7,790	
<b>Site</b>						
Civil (\$1,000's) **		\$500	\$500	\$500	\$500	
Landscape (\$1,000's)		\$357	\$357	\$357	\$357	
<b>Contingency 15%</b>		\$954	\$1,025	\$1,205	\$1,297	
<b>Total Cost Range</b>		<b>\$7,315</b>	<b>\$7,858</b>	<b>\$9,236</b>	<b>\$9,944</b>	

**Budget: \$5,250,000**

### Parking Analysis

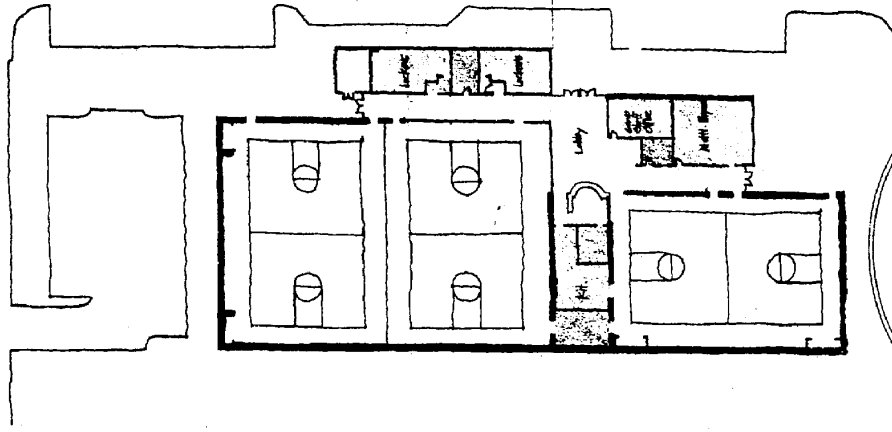
Building		Basic Program Demand	Enhanced Program Demand
Sports Complex		35 to 48	75 to 105
Old Firehouse		15	15
Total		50 to 63	90 to 120
<b>Lots</b>	<b>Spaces</b>		
On-Street	32		16
Main Street Closure	47	47	47
Temporary Lot	20	20	
Lakeview exist.	13		13
Lakeview new	32		32
Total	144	67	108

\*\* Electrical undergrounding and water tower revisions not included

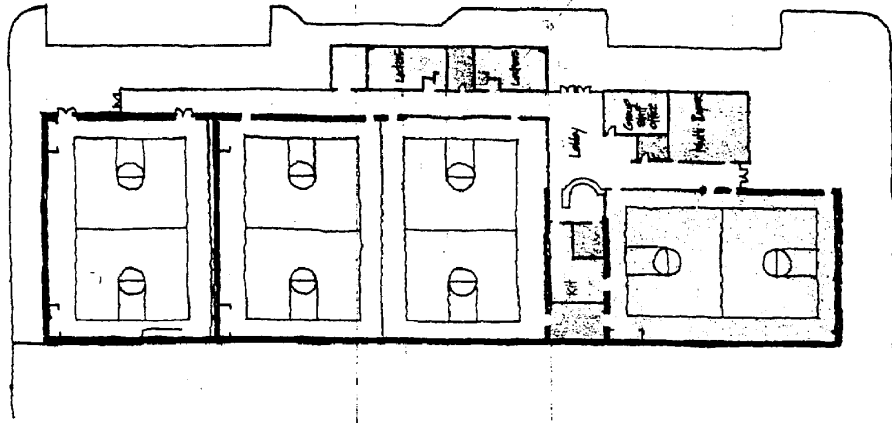


**ELS**  
 Lodi  
 Indoor  
 Sports  
 Complex

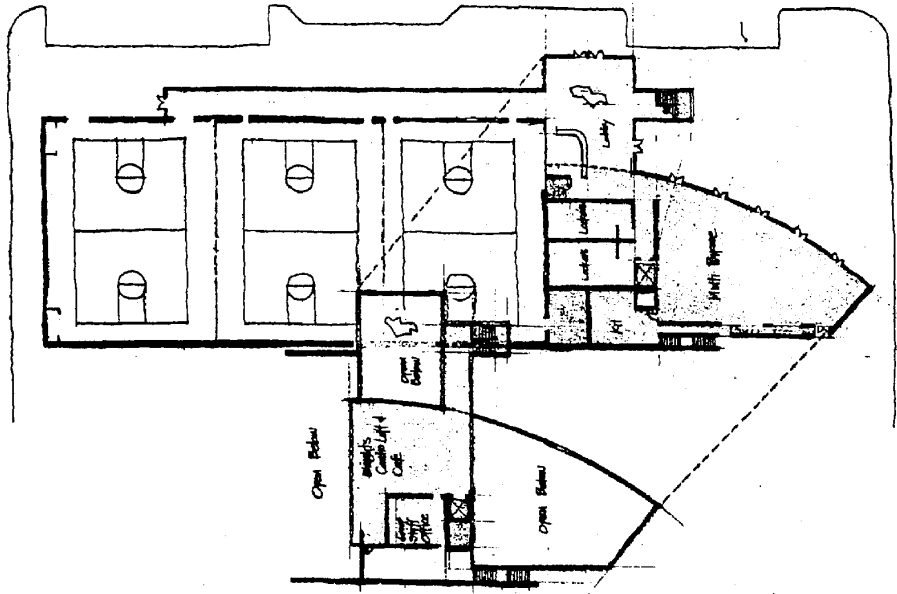
base scheme



base scheme



base scheme +



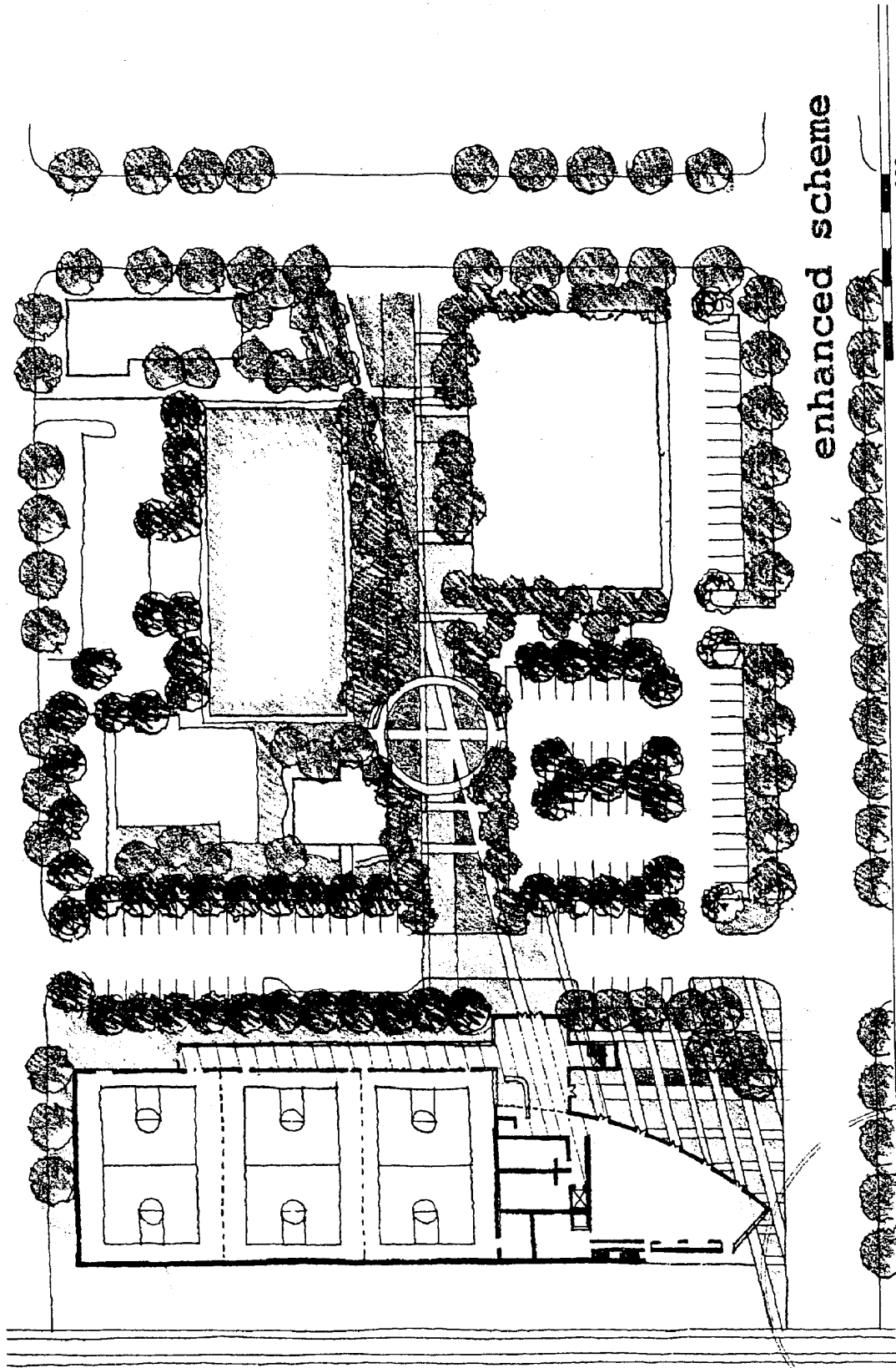
enhanced scheme

**STE**  
**Lodi**  
**Indoor**  
**Sports**  
**Complex**

distance in feet 20 100



plan variations



enhanced scheme

distance in feet 20 100



Lodi  
Indoor  
Sports  
Complex

STL

**INDOOR SPORTS COMPLEX PUBLIC MEETING  
MARCH 7, 2002**

**MINUTES**

- Mr. Baltz opened the meeting with an introduction of the topic and the objectives of the meeting.
- Mr. Baltz introduced David Petta and Clarence Mamuyac from ELS.
- David Petta stated ELS has been directed by the City of Lodi to have design for Indoor Sports Center completed by 10/31/02.
- The budget for the Aquatics Complex is \$2.77 million.
- Mr. Petta explained that the project should bid by the end of 2002 with the start of construction by the end of 2003.
- Mr. Petta stated that ELS plans to take the final site plan to the Parks and Recreation Commission on June 1, 2002.
- Ken Sasaki asked if all designs are going on the pretence that all properties have been acquired.
  - Mr. Petta stated it does but it's further down the road – next phase
- Mr. Mamuyac started the presentation by going over the components of the project which include:
  - Balancing design, function and economics -
    - Context
    - Place making
    - Building transparency
    - Night and day
    - Details and durability (materials)
    - Sustainable building design – energy savings programs
- Mr. Mamuyac discussed some of the facilities that ELS has designed or are in the process of design. They are:
  - Irvington Community Center – Fremont
  - Cragmont School – Berkeley Unified School District
  - Stanford University Recreation and Athletics
  - UC Berkeley Recreation Sports Facility
  - Cal Poly San Luis Obispo Recreation and Events Center
  - St. Mary's Recreation Center

INDOOR SPORTS CENTER PUBLIC WORKSHOP  
MARCH 7, 2002  
MINUTES  
Page 2

- Mr. Mamuyac reviewed the proposed downtown site and its components. He stated that the Elm Street revitalization is very important to the site.
- The site challenges are:
  - Water tower
  - Fire station – ELS has been asked to study the feasibility of reusing the fire station.
- Main Street and Elm Street have potential for renovation.
- ELS along with City staff and Steering Committee members conducted a field trip to Breakaway Sports. While there they discussed how donated pieces will be utilized in the new design.
- ELS along with City staff and Steering Committee members also went to the Roseville Community Center. This facility is considered an upscale facility.
- Mr. Mamuyac reviewed the three design scheme's submitted by ELS:
  - Scheme A: Transform Main Street into parking: 3 main components; combined gym space, support space, and community functions. Recreation staff moved to firehouse. Alley landscaped promenade with access to Hale Park.
  - Scheme B: Parking – come in, turn around, and exit on Locust Street. Combined double gym and a single gym. Separate entrances and enter to the gyms through the main area. Two indoor soccer fields with pole barn structure. Move recreation offices to firehouse and turn existing recreation office into community center.
  - Scheme C: Main Street becomes a parking area. Split gyms. Indoor soccer. Move recreation offices to firehouse. Alley landscaped promenade with access to Hale Park.



INDOOR SPORTS CENTER PUBLIC WORKSHOP  
MARCH 7, 2002  
MINUTES  
Page 3

Question and Answer -

Ron Williamson questioned community space (i.e. climbing wall, etc. that would generate revenue).

Mr. Petta stated that many items were listed (i.e. fitness rooms, climbing wall, etc.). If these items are included, they will not fit into the 30,000 square foot. Climbing wall could be included in a court yard and not necessarily be included in the building space.

Ron Williamson questioned whether cost recovery directions have been given? How big is the picture and does the Armory and other facilities fit into the picture?

Mr. Petta stated that it's hard to do cost recovery until you have it programmed together. In the next few weeks they will be putting together the information. ELS hasn't done the numbers yet but thinks the rate of return for this building will probably be a lot lower than the pools because the maintenance is less than the cost of the pools. 9000 sq. ft. needed for the basics (i.e. lockers, administrative space) with 1000 sq. ft. left over.

John Johnson questioned whether the \$5.25 million figure came from.

Mr. Baltz stated \$5.25m is an estimate based on \$175/sq ft. x 30,000 square feet.

John Johnson doesn't understand why the facility is limited to \$5.25 million.

Mr. Petta – Property is really 45,000 sq. ft. and it would leave room for future expansion.

John Johnson doesn't understand why the space isn't being filled up now.

Mr. Mamuyac stated that they were given the figure of 30,000 sq. ft. to work with.

Statement only - Ron Williamson stated that in the last 10 years it's obvious that youth basketball, court space, is needed. Gym space is needed. We in the community need to recognize that revenue generators also need to be included.

Mr. Mamuyac stated that revenues typically recover operational costs not capital costs.

Mr. Petta stated that after the Steering Committee meeting yesterday, it was determined that the court space is what is truly needed.

Mr. Mamuyac asked those present what the consensus was, any preconceptions, or any ideas about the site.

INDOOR SPORTS CENTER PUBLIC WORKSHOP  
MARCH 7, 2002  
MINUTES  
Page 4

Mike Reese stated that Rad Bartlam wanted to see the building brought down to Elm Street. Both Mr. Petta and Mr. Mamuyac really liked that idea.

John Johnson had concerns about indoor soccer. He was concerned that the City was spending a lot of time to make a beautiful new building and there would be a pole shed to cover the indoor soccer.

Mr. Mamuyac asked if the indoor soccer space is appropriate for this area.  
John Johnson stated he is not against the indoor soccer space and if we are going to build a nice building, why build a pole barn for indoor soccer.

Ron Williamson asked if there is an attractive way to decorate a pole barn?  
Both Mr. Petta and Mr. Mamuyac both agreed there is. Mr. Mamuyac feels it is going to only be a canvas cover as opposed to a steel barn structure.

Ron Williamson asked if the facility should be consolidated to control staffing issues.

Ron Williamson asked if the design is to be tied into the parking structure design?  
Mr. Mamuyac stated, "No".

Tom Alexander asked if the property on Lockeford Street belongs to the City and could the indoor soccer be moved there?  
Mr. Baltz stated, "Yes".

John Johnson feels the indoor soccer field could be used as a multi-purpose field.

Mr. Mamuyac would lobby to keep the dasher boards more temporary.

Mr. Baltz stated that the project as its being laid out is a phase project with the property to the west as phase 1 and the other projects as phase 2.

Mr. Baltz stated the budget was tied to the facilities on the west side not to the other building.

John Johnson asked if it would be appropriate for ELS to design items to set on the whole 40,000 sq. ft.?  
Mr. Baltz stated, "No", due to Council asking for best estimate of footage at a prior Council meeting and the scope of service ELS was given was for 30000 sq. ft.

INDOOR SPORTS CENTER PUBLIC WORKSHOP  
MARCH 7, 2002  
MINUTES  
Page 5

John Johnson asked if there is a limitation to having a second floor?

Mr. Mamuyac stated it would have to be over space that's not gym space.

Ron Williamson asked if ELS will deal with the flow issue.

Mr. Mamuyac stated, "Yes".

Tom Alexander stated the master plan is an advantage because phase 1 addresses the gym space and phase 2 should address the revenue issue.

John Johnson asked if there could be a two-story section in between the gyms with cycles and bikes overlooking the gyms. This creates a grand entry.

Mr. Johnson then went up to the magnetic design board and laid out his idea for the two-story section.

John Johnson feels that all space should be multi-purpose space.

Mr. Mamuyac stated that costs for a two-story facility would automatically go up \$100K due to needed elevator and two sets of stairs.

Bob Johnson doesn't see where the money and the vision is with the incorporation of the donated items by Dave V. Primary focus is an indoor sports center and would hate to get distracted by where to put the donated items. Whatever pencils out according to the budget and the space available is what is in focus.

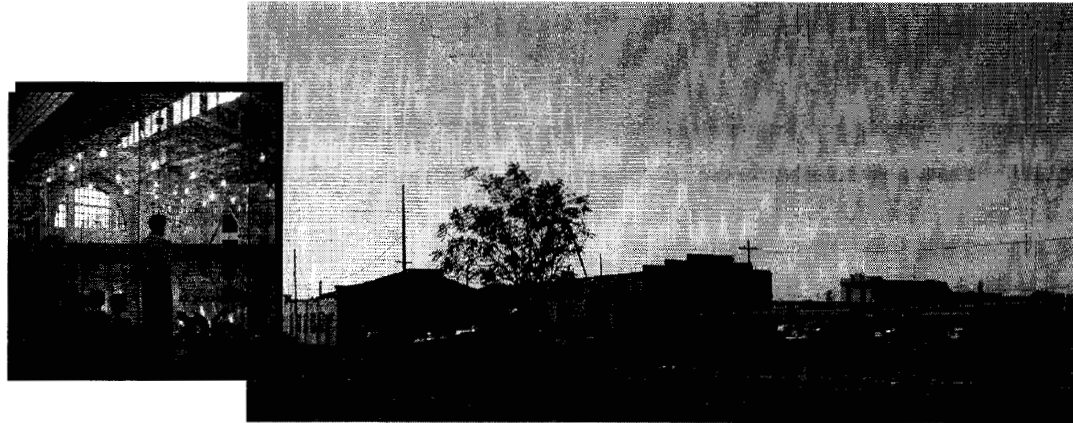
Summary:

- Start with a core facility with ideas of how it can grow.
- Ron Williamson liked Scheme B building layout and parking from Scheme A.
- Mr. Petta polled those present to see if they felt there was a need for breakout space for meeting rooms. Two answered yes.
- Mr. Petta asked Mike Reese and Steve Dutra what kind of smaller space would work for a community room.
  - They stated that something with wood floors, no carpet, no soft stuff.
- Mr. Baltz likes the idea of the kitchen facility and multi-purpose rooms but the more we can do with the property the best.

INDOOR SPORTS CENTER PUBLIC WORKSHOP  
MARCH 7, 2002  
MINUTES  
Page 6

- Mr. Petta stated that ELS will come back with a design incorporating a kitchen and a little breakout room with hardwood floors.
- Jim Jones expressed his concerns regarding parking.
  - Mr. Petta explained that currently all staff and user parking is being counted on site. ELS will make sure that parking is adequate for all the buildings needs. The intent is to have all the daily use parking on the site.
- Steve Dutra is stressing the need for storage.
  - Mr. Petta stated that if you have a double gym you need 450 square feet of storage; a single gym you need 250 square feet of storage; general building storage is 200 square feet. Each meeting room carries its own storage.
- Steve Dutra would like to see more emphasis on the building instead of in the landscape.
- ELS will bring back a refined picture to the 3/21 Steering Committee meeting. At that point the design should be 90% final. ELS is hoping to get the design approval shortly after that.
- \$5.25 million budget = 30,000 sq. ft. gross building area

Meeting adjourned at 8:40 p.m.



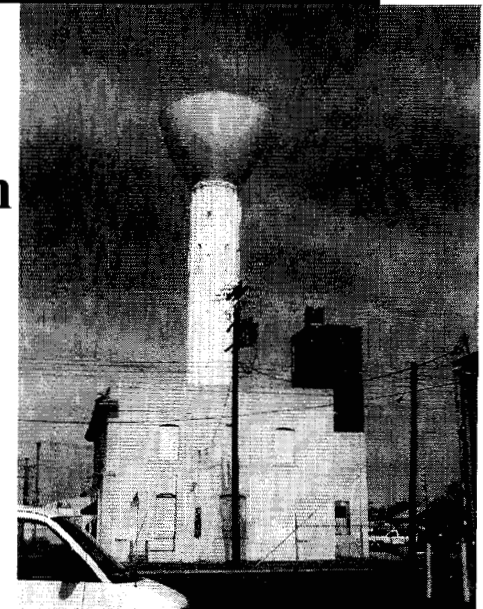
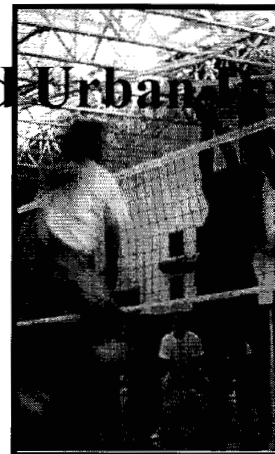
# **Lodi Indoor Sports and Activity Complex**

**Lodi Parks and Recreation Department**

**Lodi, California**



**ELS Architecture and Urban Design**



# Budget, Schedule and Process

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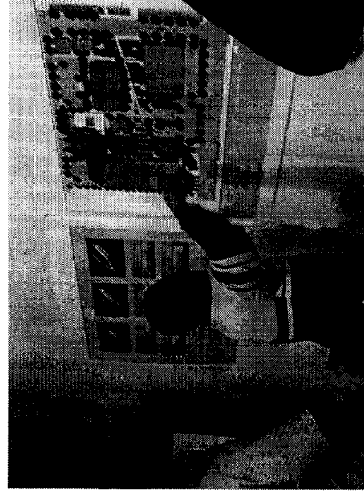


- **Budget: \$5,250,000**
- **Schedule:**
  - Complete Working Drawings 10/31/02**
  - Complete Schematic Design 6/1/02**
- **Public Process**

Ea

# Public Process

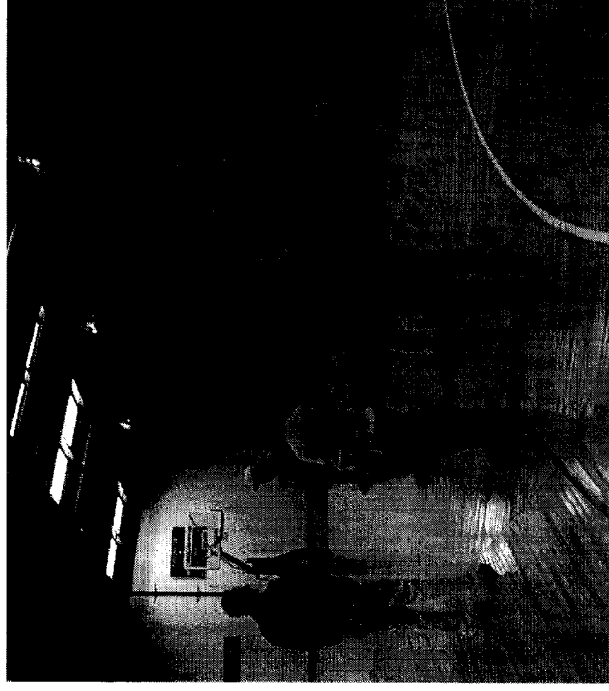
- *Steering Committee 2/14/02*
- *Steering Committee 3/6/02*
- *Public Workshop 3/7/02*
- *Steering Committee 3/21/02*



# Field Trips



Roseville



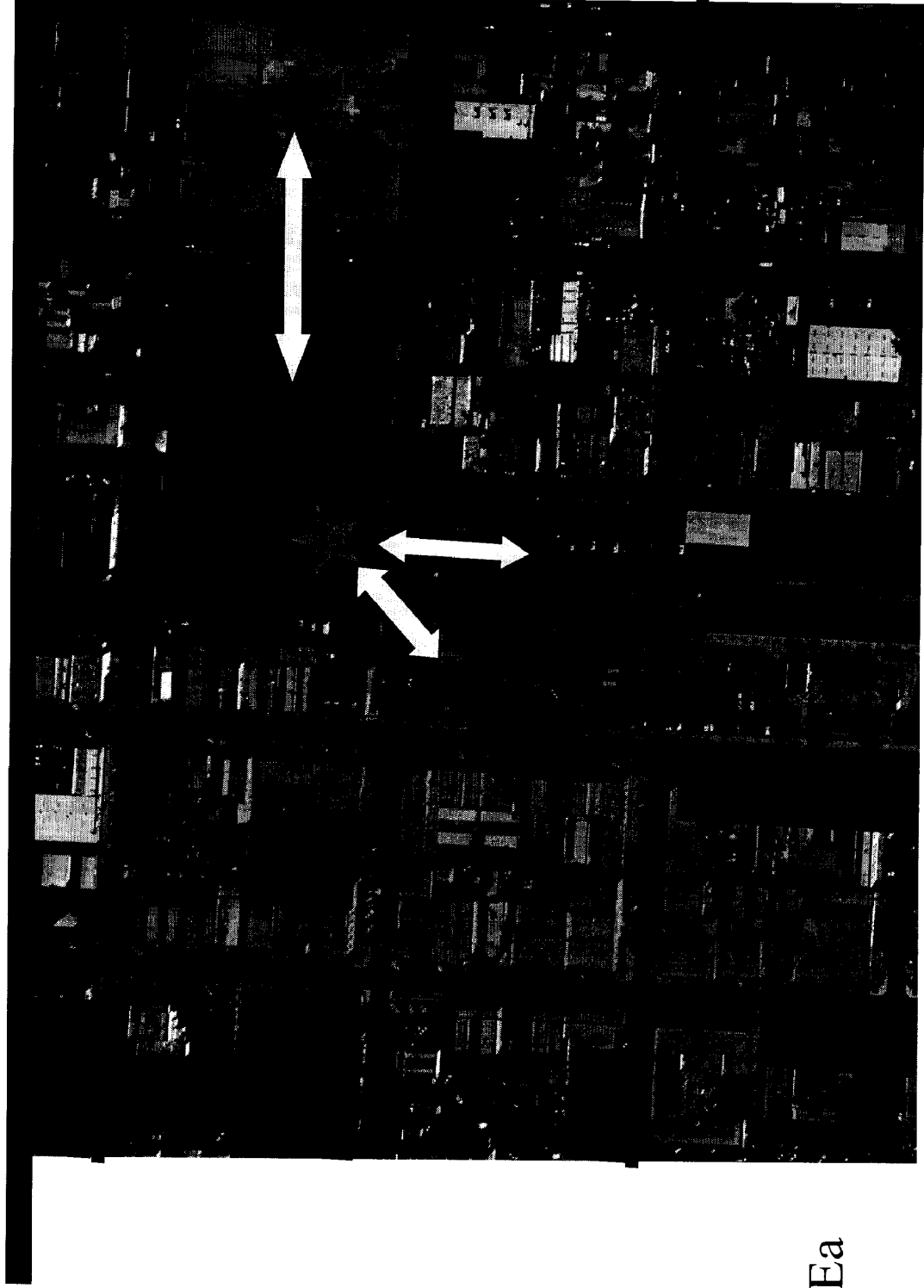
Breakaway Sports, Galt



# Site Analysis

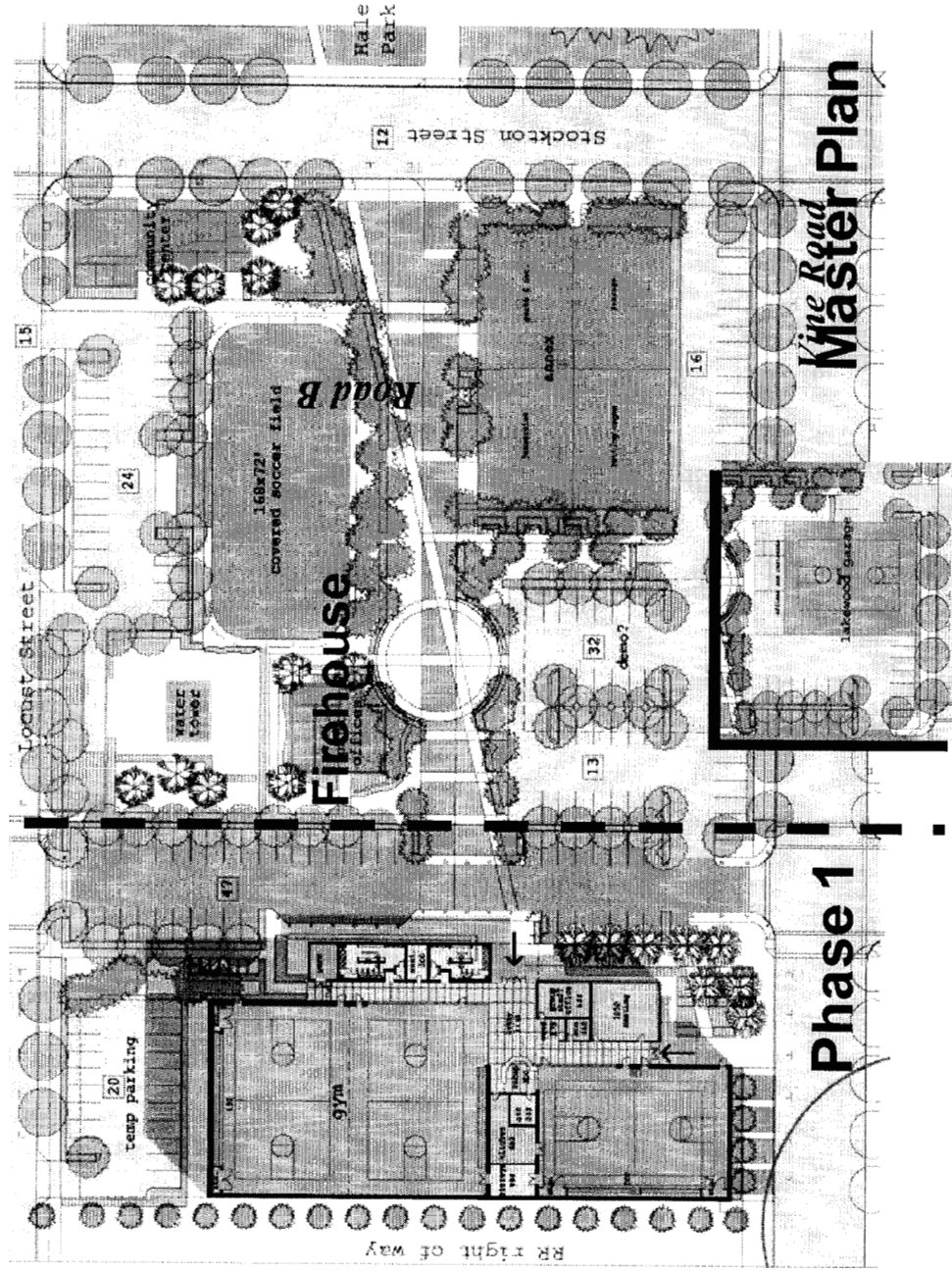


Lodi Indoor Sports and Activity Center



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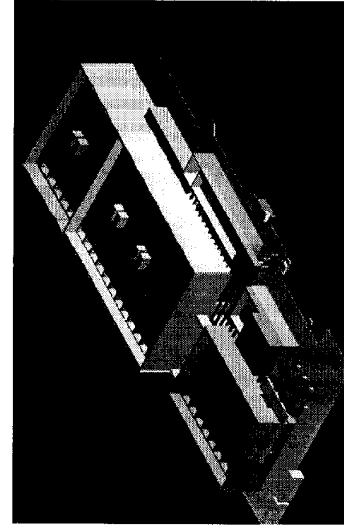
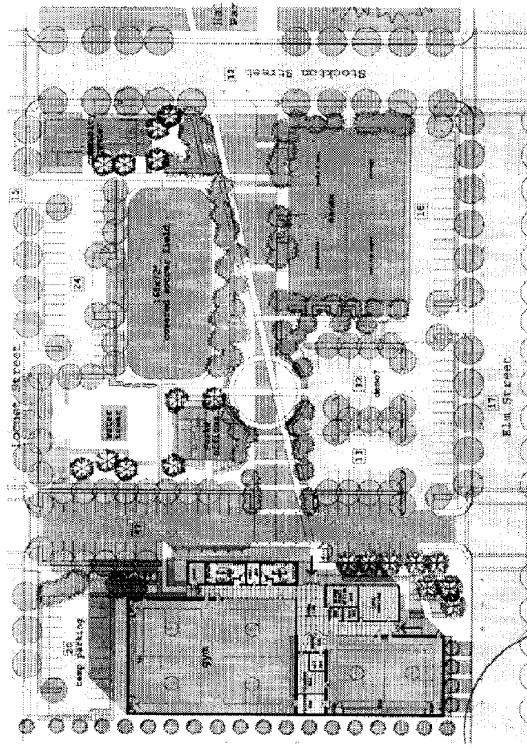
# 3 Part Project



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Lodi Indoor Sports and Activity Center

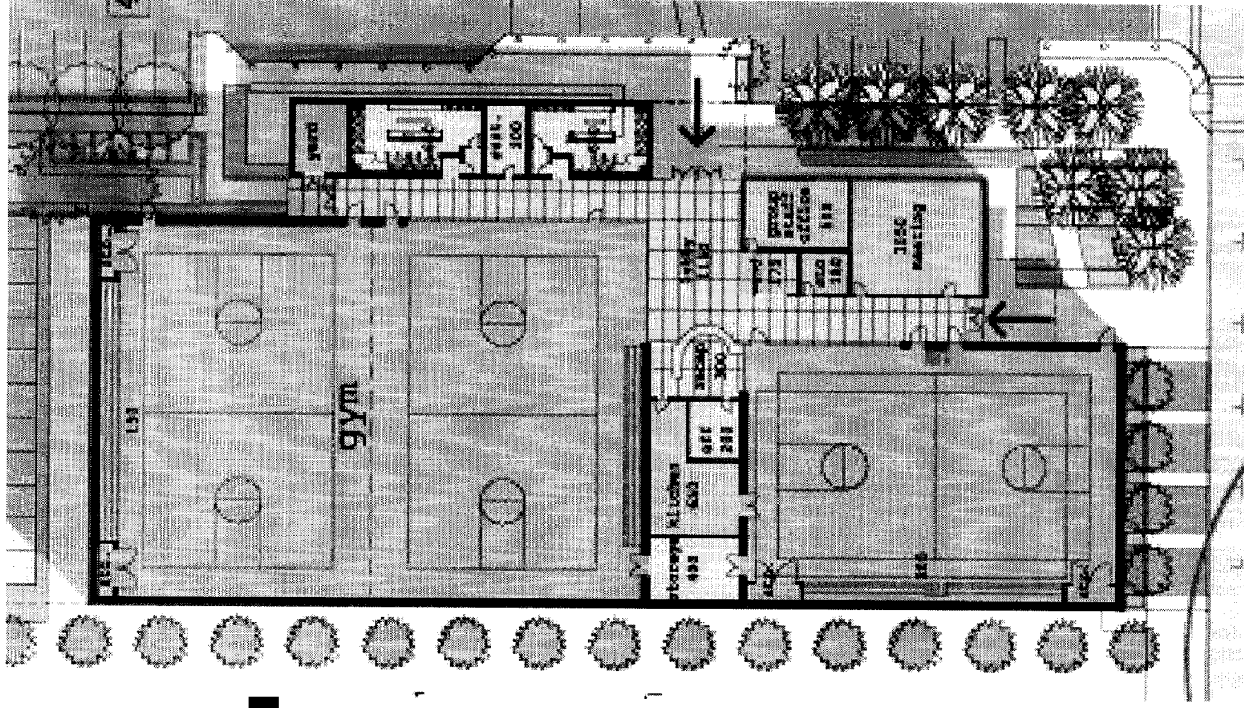
# 3 Court Scheme



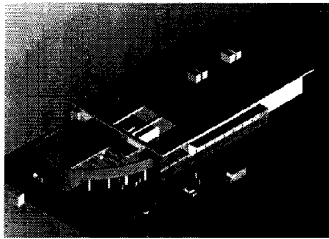
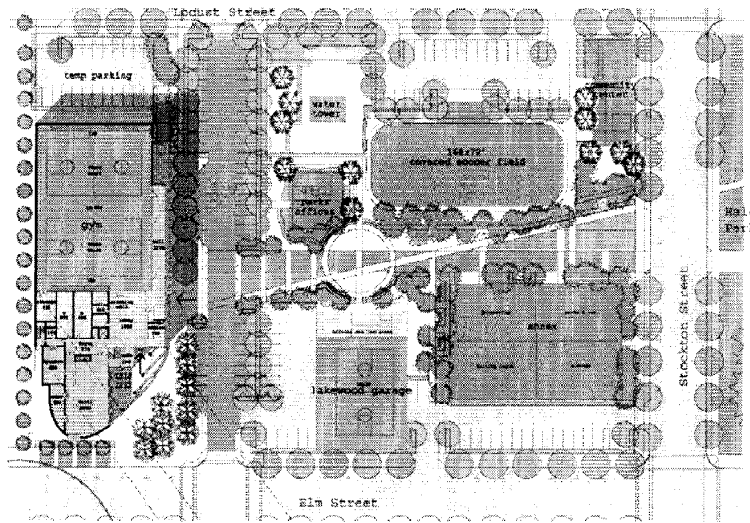
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Lodi Indoor Sports and Activity Center

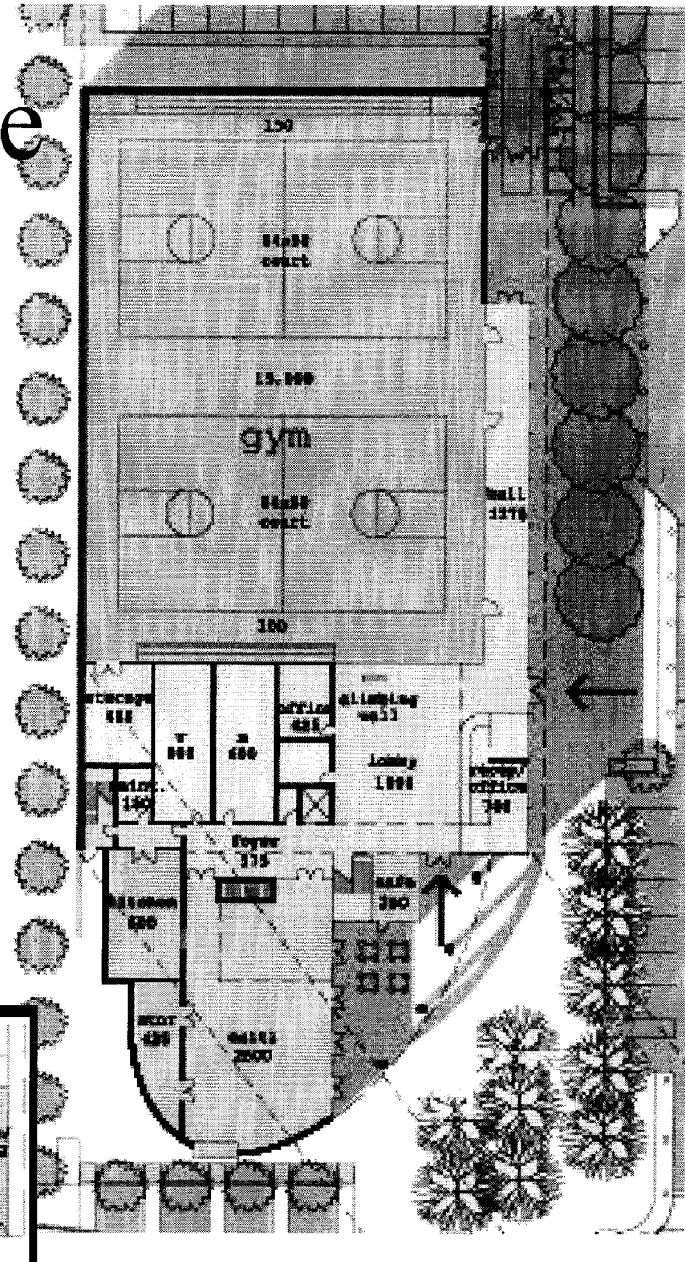
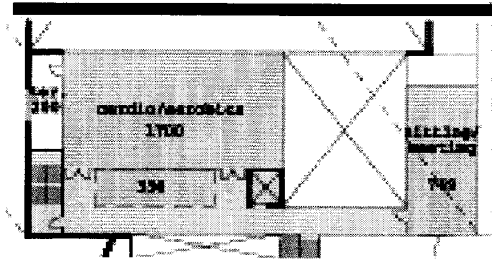
ELS



# Multi Use Scheme



Ea



Lodi Indoor Sports and Activity Center

# Costs

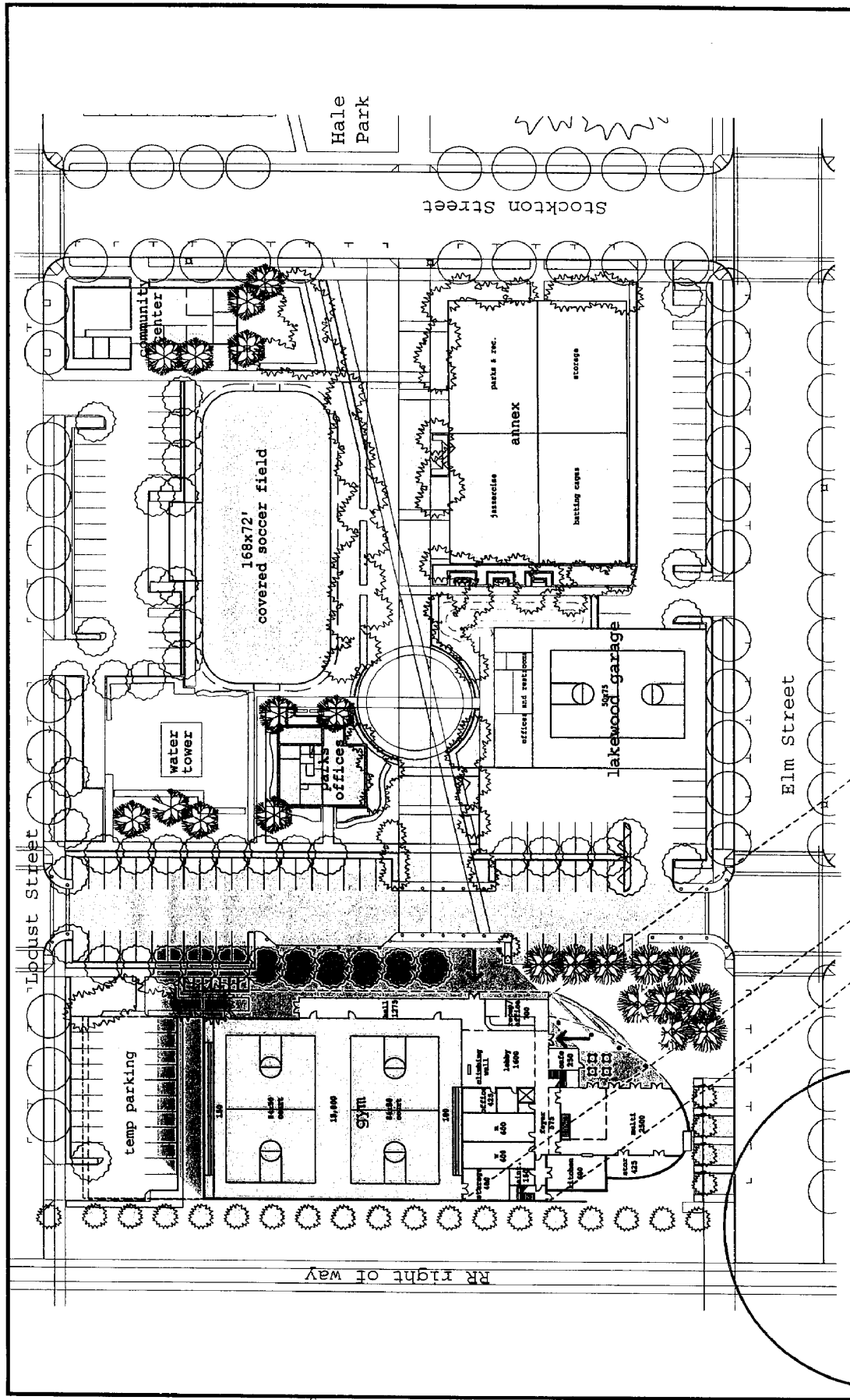


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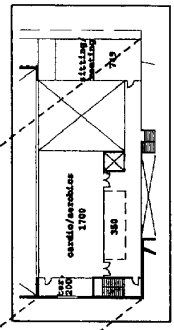
	Program Areas	3 Court Program		Multi Use Program		Program Expansion		Parking Demand
1	<b>Indoor Sports Building</b>							
2	<b>A. Support Spaces</b>	5,250		5,250				5
3	Additional Support			1,500				
4	<b>B. Gyms</b>					t.b.d.		
5	Large Gym: 2 x 50' x 84'	13,400		13,400				14 to 20
6	Small Gym 1 x 50' x 84'	6,700						6 to 10
7	<b>C. Activity Rooms</b>					t.b.d.		
8	Small Multi Use for 30	1,000						10 to 13
9	Divisible Multi Use for 80			2,800				28 to 37
10	Cardio / Aerobics Studio			2,000				9 to 14
11	Climbing Wall			300				3
12	Babysit Room			750				1
13	<b>D. Food</b>							0
14	Catering Kitchen	800		600				
15	Vending Area	200						
16	Café			250				
17	<b>Total Net Area</b>	27,350		26,600		8,000		
18	Gross Area (x 1.15)	31,453		30,590		9,200		
19	Cost \$/sq. ft.	\$175	\$190	\$175	\$190	\$175	\$190	
20	Total Cost (\$1,000's)	\$5,504	\$5,976	\$5,353	\$5,812	\$1,610	\$1,748	
21								
22	<b>Site</b>							
23	Civil (\$1,000's) **	\$500	\$500	\$500	\$500			
24	Landscape (\$1,000's)	\$357	\$357	\$357	\$357			
25	<b>Contingency 15%</b>	\$954	\$1,025	\$932	\$1,000	\$242	\$262	
26	<b>Total Cost Range (\$1,000's)</b>	<b>\$7,315</b>	<b>\$7,858</b>	<b>\$7,142</b>	<b>\$7,669</b>	<b>\$1,852</b>	<b>\$2,010</b>	
27		<b>Budget: \$5,250,000</b>						

Lodi Indoor Sports and Activity Center

Sheet 4-3-02



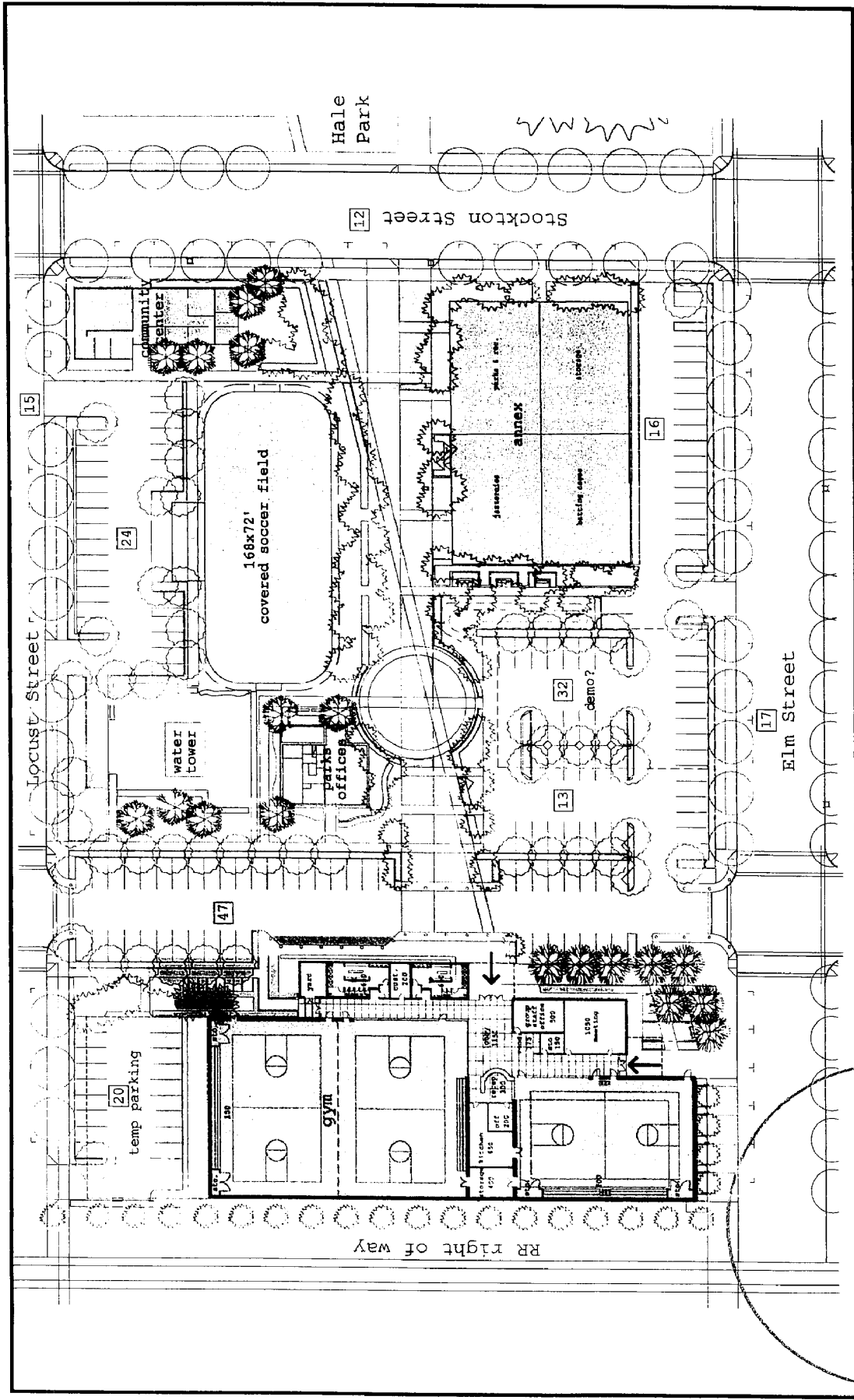
**ELS**  
Lodi  
Indoor  
Sports  
Complex



mezzanine level plan

two-level scheme





**ELS**  
**Lodi  
Indoor  
Sports  
Complex**

**base scheme**

## Program and Budget Analysis

Program Area	3 Court Program	Multi Use Program	Program Expansion	Parking Demand
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Cardio / Aerobics Studio		2,000		9 to 14
Climbing Wall		300		3
Babysit Room		750		1
<b>D. Food</b>				0
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Vending Area	200			
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			\$1,610	\$1,748
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			<b>\$1,852</b>	<b>\$2,010</b>

27

Budget: \$5,250,000

## Parking Analysis

Building		3 Court Parking Demand	Multi Use Demand
<b>Sports Complex</b>		35 to 48	60 to 80
<b>Old Firehouse</b>		15	15
<b>Total</b>		<b>50 to 63</b>	<b>75 to 95</b>
<b>Available Lots</b>	<b>Spaces</b>		
On-Street	32	16	16
Main Street Closure	47	47	47
Temporary Lot	20		20
Lakewood "As Is"	13		
Lakewood as parking	32		
<b>Total</b>	<b>144</b>	<b>63</b>	<b>83</b>

\*\* Electrical undergrounding and water tower revisions not included